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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AUTHORIZING THE SUBMISSION OF A JOINT APPLICATION TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR HOMEKEY PLUS FUNDING FOR THE RIVERSIDE HOUSING DEVELOPMENT MOTEL CONVERSION INTO AFFORDABLE HOUSING PROJECT AND AUTHORIZING THE EXECUTION OF ALL REQUIRED DOCUMENTS BY THE CITY MANAGER OR HIS DESIGNEE AND RELATED PARTICIPATION.

WHEREAS, Riverside Housing Development Corporation (“Developer” and “Co-Applicant”), is in the process of acquiring a 114-room hotel located at 1590 University Avenue, in the City of Riverside, to convert into affordable housing units (114 affordable and two unrestricted managers’ units). Ninety-four (94) affordable housing units will be made affordable to households earning at or below 30% of Riverside County Median Income for a 55-year period (\$21,550 annual income for a one-person household); and twenty (20) affordable housing units will be made affordable to households at or below 50% of Riverside County Median Income for a 55-year period (\$35,900 annual income for a one-person household; (hereafter “Affordable Housing Project” or “Project”); and

WHEREAS, the State of California Department of Housing and Community Development (“Department”) have issued a Notice of Funding Availability, dated November 26, 2024, and amended on January 31, 2025, (“NOFA”), under the Homekey+ Program established under the Behavioral Health Infrastructure Bond Act (BIHBA) (AB531, Chapter 789, Statutes of 2023) and pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively (“Homekey+ Program”); and

WHEREAS, City of Riverside (“Applicant”) desire to jointly apply for Homekey+ Program grant funds with Developer, Co-Applicant, through the submittal of an application for Homekey+ Program funds (“Application” or “Application Package”) to HCD for review and consideration for funding of the Affordable Housing Project; and

1           WHEREAS, HCD is authorized to administer Homekey+ Program pursuant to the Multifamily  
2 Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the  
3 Health and Safety Code. Homekey+ Program funding allocations are subject to the terms and  
4 conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement, and all  
5 other legal requirements of the Homekey+ Program; and

6           WHEREAS, the Homekey+ Program provides grants to applicants identified through a  
7 competitive process for the development of projects that, per the Program guidelines, will sustain or  
8 rapidly expand the inventory of housing for people experiencing homelessness or At Risk of  
9 Homelessness and who are, thereby, inherently impacted by or at increased risk for medical diseases  
10 and conditions due to the COVID-19 pandemic or other communicable diseases; and

11           WHEREAS, the Homekey+ Program provides that joint applicants for a project will be held  
12 jointly and severally liable for completion of such project; and

13           WHEREAS, the City is familiar with the terms, conditions, and limitations of the loan and  
14 grant; and

15           WHEREAS, the City is willing and able to conform to each of the terms, conditions, and  
16 limitations imposed upon such loan and grant; and

17           WHEREAS, the City has determined that it is in its best interests to submit such application;  
18 and

19           WHEREAS, the City desires to apply for Homekey+ Program funds and to submit an  
20 Application Package as a joint applicant with Developer; and

21           WHEREAS, the Department is authorized to approve funding allocations for the Homekey+  
22 Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package,  
23 and Standard Agreement, and the Department is authorized to administer the approved funding  
24 allocations of the Homekey+ Program.

25           NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
26 California, as follows:

27           Section 1: That the City Manager, or designee, is hereby authorized to execute and submit a  
28 Homekey+ Program Application jointly with Sunrise at Bogart Limited Partnership, or one of its

1 designated partners, and submit it to the Department, as detailed in the NOFA dated November 26,  
2 2024, and amended on January 31, 2025, for the Homekey+ Program, for a total amount not to exceed  
3 Thirty Five Million Dollars (\$35,000,000).

4 Section 2: That upon application approval, the City Manager, or his designee, is hereby  
5 authorized and directed to execute a State of California Standard Agreement (“Standard Agreement”)  
6 in a total amount not to exceed Thirty Five Million Dollars (\$35,000,000), as well as any and all other  
7 documents required or deemed necessary or appropriate to secure the Homekey+ Program funds from  
8 the Department, and all amendments thereto (collectively, the “Homekey+ Documents”).

9 Section 3: That the City shall be subject to the terms and conditions as specified in the Standard  
10 Agreement: funds are to be used for allowable capital asset project expenditures to be identified in  
11 Exhibit A of the Standard Agreement; the application in full is incorporated as part of the Standard  
12 Agreement; any and all activities funded, information provided, and timelines represented in the  
13 application are enforceable through the Standard Agreement; and the City hereby agrees to use the  
14 funds for eligible capital asset(s) in the manner presented in the application as approved by the  
15 Department and in accordance with the (NOFA) and Program Guidelines and Application Package.

16 Section 4. That the City Manager, or designee, is authorized to execute in the name of the City  
17 of Riverside (“Co-Applicant”) the Homekey+ Program Application Package and the Homekey+  
18 Program Documents as required by the Department for participation in the Homekey+ Program.

19 Section 5: That the City acknowledges that by submitting a joint application as a co-applicant  
20 that it will be jointly and severally liable for the completion of the Project required by the terms of any  
21 funding awarded to the City and Sunrise at Bogart Limited Partnership under the Homekey+ Program.

22 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

23  
24 \_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

25 Attest:

26  
27 \_\_\_\_\_  
28 DONESIA GAUSE  
City Clerk of the City of Riverside

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council  
3 on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
9 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

11 \_\_\_\_\_  
12 DONESIA GAUSE  
13 City Clerk of the City of Riverside

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